

SENATE BILL REPORT

SB 5384

As of February 15, 2009

Title: An act relating to high-performance public buildings.

Brief Description: Regarding high-performance public buildings.

Sponsors: Senators Hargrove, Morton and Hatfield.

Brief History:

Committee Activity: Environment, Water & Energy: 2/13/09.

SENATE COMMITTEE ON ENVIRONMENT, WATER & ENERGY

Staff: Jan Odano (786-7486)

Background: "Green building" or sustainable building practices are measures of energy efficiency, water conservation, waste minimization, pollution prevention, indoor environmental quality, and resource-efficient materials during the lifetime of a building. These practices occur during design, construction, and operation of a building and its landscaping.

The two most common green building rating systems in the United States are the Leadership in Energy and Environmental Design (LEED), Green Building Rating System from United States Green Building Council, and the Green Globes rating system from the Green Building Initiative.

The goal of both rating systems is to improve the built environment and emphasize design and construction practices that reduce energy consumption and water use, improve indoor air quality, and minimize the impact on the natural environment. LEED and Green Globes rating systems are similarly structured by awarding four levels of certification and focusing on common aspects of green building design.

The LEED and Green Globes rating systems each has four levels of achievement. LEED projects can achieve the following four certifications: (1) certified; (2) silver; (3) gold; or (4) platinum. Green Globes projects can achieve either 1, 2, 3, or 4 globes. The LEED and Green Globes rating systems have a common set of green building design practices. There are six focus areas for LEED and seven for Green Globes, with both focusing on sustainable sites, water, energy, materials and resources, and indoor environment. The Green Globes

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rating system also includes project management and emissions, effluents, and other impacts, while LEED includes innovation and design.

The Legislature passed ESSB 5509, Concerning High-Performance Building Standards, in 2005. All major facility projects funded in the capital budget, or projects financed through a financing contract as established in law, must be designed, constructed, and certified to at least the LEED silver standard, to the extent appropriate LEED silver standards exist for a project type. This requirement applies to any entity, including public agencies and public school districts, although the school districts may use the Washington Sustainable School Design Protocol.

Summary of Bill: All major facility projects funded in the capital budget, or projects financed through a financing contract as established in law, must be designed, constructed, and certified to at least the LEED silver standard or the Globes standard.

All major facility projects funded in the capital budget, or projects financed through a financing contract as established in law, that are four stories or under must use wood and wood products as building materials for construction.

Appropriation: None.

Fiscal Note: Requested on February 2, 2009.

Committee/Commission/Task Force Created: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Staff Summary of Public Testimony: Pro: This bill provides an option to LEED. It ensures a competitive choice for wood and forest products. Green Globes recognizes the type of forest practices in WA and provides a lower cost alternative while meeting the same outcomes.

Con: While LEED and Green Globes have a similar structure, they are not equal. LEED is the defining system, widely accepted, available and most credible. LEED is the predominant rating system used by architects at this time in the US. Green globes is an up and coming rating system that has potential but has not yet reached its potential. Green Globes underwent a major revision this year and the final revisions are not yet been in place. It is not an established system used in the market place and is little used. Because there are so few Green Globe certified buildings, it is difficult to determine their performance. There should not be a mandate for wood buildings. The LEED standard recognizes WA wood products. There are statutory provisions that address the use of wood products and local wood products in buildings. This will be more costly and if so less likely to have high performance buildings.

Persons Testifying: Pro: Kevin Godbout, Weyerhaeuser, Mark Rossolo, Green Globes, Maureen Frisch, Green Diamond, Teresa Loo, Port Blakely, Bill Stauffacher, American Forest and Paper Asso.

Con: Joel Sisolak, Cascadia Region Green Building Council, Stan Bowman, American Institute of Architects, Duke Schaub, Mason Contractors, Clifford Traisman, WA Conservation Voters/WA Environmental Council, Mitch Denning, Alliance of Educ. Asso.